



# CITY OF LODI COUNCIL COMMUNICATION

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**AGENDA TITLE:** Approve Minutes  
a) December 4, 2007 (Shirtsleeve Session)  
b) December 5, 2007 (Regular Meeting)  
c) December 11, 2007 (Shirtsleeve Session)  
d) December 12, 2007 (Special Joint Meeting w/Lodi Planning Commission)

**MEETING DATE:** December 19, 2007

**PREPARED BY:** City Clerk

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**RECOMMENDED ACTION:** Approve the following minutes as prepared:  
a) December 4, 2007 (Shirtsleeve Session)  
b) December 5, 2007 (Regular Meeting)  
c) December 11, 2007 (Shirtsleeve Session)  
d) December 12, 2007 (Special Joint Meeting w/Lodi Planning Commission)

**BACKGROUND INFORMATION:** Attached are copies of the subject minutes, marked Exhibits A through D.

**FISCAL IMPACT:** None.

**FUNDING AVAILABLE:** None required.

\_\_\_\_\_  
Randi Johl  
City Clerk

RJ/JMP

Attachments

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**APPROVED:** \_\_\_\_\_  
Blair King, City Manager

**CITY OF LODI  
INFORMAL INFORMATIONAL MEETING  
"SHIRTSLEEVE" SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, DECEMBER 4, 2007**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, December 4, 2007, commencing at 7:00 a.m.

**A. ROLL CALL**

Present: Council Members – Hansen, Hitchcock, Katzakian, Mounce, and Mayor Johnson  
Absent: Council Members – None  
Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

**B. TOPIC(S)**

B-1 "Presentation by Jim Glaser, Interim Director of the San Joaquin County Local Agency Formation Commission, Regarding Area of Interest and Sphere of Influence"

City Manager King briefly introduced the subject matter of an area of interest and a sphere of influence.

San Joaquin County Local Agency Formation Commission (LAFCO) Interim Executive Officer, Jim Glaser, provided a presentation regarding the policies and procedures, spheres of influence, service reviews, and annexation. Specific topics of discussion included what LAFCO is, the history of the organization, the San Joaquin County area LAFCO, membership make-up and issues, areas of interest policy and sphere of influence plan, municipal review policies, Stockton policies that are relative to the same, annexations, approval of policies that are not in conflict with other agencies through memorandum of understanding, community separator addressed through an area of interest, and service provided through sphere of influence only and not an area of interest.

In response to Council Member Hansen, Mr. Glaser stated there are many types of districts and they could include fire districts and irrigation districts among others.

In response to Council Member Hansen, Mr. Glaser stated all LAFCO's have city representation on a rotation basis. City Attorney Schwabauer stated the membership is set by statute. City Manager King added that some cities have membership selection committees. Mr. Glaser stated all LAFCO members are required to act on behalf of LAFCO and not individual cities.

In response to Mayor Johnson, Mr. Glaser stated there is some opportunity for infill; although, it is difficult with time and ownerships by various parties. Mr. Glaser stated infill policies are referenced on pages 2, 3, and 13 to 14. He stated the language requires an effort to address infill before open space land is utilized.

In response to Council Member Hansen, Mr. Glaser stated that, if a city had no growth control, historical numbers and related information from the San Joaquin Council of Governments would likely be used to determine the needs. He stated that, while LAFCO does not have land use authority, the Commission is entitled to make decisions after receiving recommendations. He stated the process is objective because a random number cannot be chosen since the data must be based on historical numbers.

In response to Council Member Hansen, Mr. Glaser stated the State growth control numbers are given some consideration indirectly, but because LAFCO is not a planning agency, there is no direct affect on growth rate or demand.

In response to Council Member Hitchcock, Mr. Glaser stated the authority for an area of interest and sphere of influence (SOI) is given by statute. He stated a SOI is not supposed to have open space unless there is a plan to annex, but an area of interest can preserve land that is unique to a city.

In response to Mayor Johnson, Mr. Glaser stated he is not aware of the specifics regarding the septic requirements for the Armstrong Road parcels, but a SOI will likely be needed and concentration will be a factor.

In response to Council Member Hansen, Mr. Glaser and Mr. Vogel confirmed that two acres can have their own septic system and one acre or less can link to the District or City for services.

Discussion ensued between City Manager King and Mr. Glaser regarding the County's ability to provide service review and zone outside of any review by LAFCO if the vote requirement is met for an annexation.

In response to Council Member Hansen, Mr. Glaser stated LAFCO is in the process of recruiting for the permanent director position.

In response to Council Member Hitchcock, Mr. Glaser confirmed that he is applying for the position.

In response to Council Member Hansen, Mr. Glaser stated that, regardless of the particular director, the policies and procedures must be consistent as the Commission is committed philosophically to the same for continuity purposes.

San Joaquin County Board of Supervisor Ken Vogel briefly discussed the County's position on the policy, committee work on policy adoption based on state legislation, setting rules and procedures for cities as a non-land use authority, general direction for good planning purposes to direct reasonable growth, the need for balance with the General Plan, review of the AL-5 cluster zoning, and working on the long-term concerns regarding septic tank usage.

In response to Council Member Hansen, Mr. Vogel stated in his opinion the growth figures are overstated and there needs to be a balance between growth and infrastructure such as roads. He stated the County should develop services for areas that will never be a part of a City while the City should provide services to predominantly residential based areas.

Discussion ensued between Council Member Hansen and Mr. Vogel regarding the natural growth area between Stockton and Lodi, the path of development, rights of affected landowners, the preservation of a community separator through AL-5 designation, and the criteria associated with AL-5 and AG-40 as it relates to the General Plan and a SOI. Mr. Vogel stated the County General Plan will take approximately three years after the consultant is hired in January 2008.

In response to Council Member Hitchcock, Mr. Glaser stated only one city can be in an area of interest at one time and it is generally based on first come first serve. Mr. Schwabauer confirmed based on his interpretation of Section 10(b) of the policy.

Mr. King stated staff is awaiting a formal request from the County regarding financial participation from the City to bring the matter back to the City Council for consideration. Mr. Vogel stated he will speak to the CAO and the Board regarding the same. Mr. Vogel stated, if the zoning is addressed now through an environmental review, it would cost between \$300,000 to \$400,000. He stated that, if it is addressed through the General Plan, it would cost \$100,000, but it would take up to three years.

**C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS**

None.

**D. ADJOURNMENT**

No action was taken by the City Council. The meeting was adjourned at 8:05 a.m.

ATTEST:

Randi Johl, City Clerk

**LODI CITY COUNCIL  
REGULAR CITY COUNCIL MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, DECEMBER 5, 2007**

**A. CALL TO ORDER / ROLL CALL**

The Regular City Council meeting of December 5, 2007, was called to order by Mayor Johnson at 7:00 p.m.

Present: Council Members – Hansen, Hitchcock, Katzakian, Mounce, and Mayor Johnson

Absent: Council Members – None

Also Present: City Manager King, City Attorney Schwabauer, and Deputy City Clerk Perrin

**B. INVOCATION**

The invocation was given by Pastor Scott Hubbard, Crossroads Community Church.

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Johnson.

**D. AWARDS / PROCLAMATIONS / PRESENTATIONS**

D-1 (a) Mayor Johnson presented the Community Service Award plaques to the following recipients:

- Tracy Williams – LOEL Center; served with the Lodi Police Department as a volunteer, the Boy Scouts of America, Cancer Society board member, Lodi Conference and Visitors' Bureau board member, Lodi Memorial Hospital Association, and the Boosters of Boys/Girls Sports Organization; involved with the City of Lodi Centennial celebration and Lodi Adopt-A-Child; recipient of the first Rising Star for the Lodi Community Hall of Fame; and involved with the Transit Oriented Development task force for the City of Lodi.
- Kathy Grant – Lodi Storm Drain Detectives; Lodi Lake Docents; and activist for keeping Mokelumne River clean, as well as parks and other areas throughout this community.

D-2 Proclamations – None

D-3 (a) Library Services Director Nancy Martinez presented information on the \$109.90 Centennial Campaign to raise funds for the renovation of the library facility. Anyone interested in making a donation was urged to contact the Lodi Public Library Foundation at 333-5536 or visit the Website at [www.lodilibraryfoundation.org](http://www.lodilibraryfoundation.org). To date, \$10,000 has been raised toward the renovation project.

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**E. CONSENT CALENDAR**

In accordance with the report and recommendation of the City Manager, Council, on motion of Mayor Pro Tempore Mounce, Katzakian second, unanimously approved the following items hereinafter set forth:

E-1 Claims were approved in the amount of \$5,396,329.76.

E-2 The minutes of November 20, 2007 (Shirtsleeve Session), November 21, 2007 (Regular Meeting), and November 27, 2007 (Shirtsleeve Session) were approved as written.

E-3 Adopted Resolution No. 2007-237 rejecting the sole bid for Wastewater Main Replacement Program, Project No. 4, in the vicinity of Kettleman Lane, Stockton Street, Central Avenue, and Mission Street.

E-4 Adopted Resolution No. 2007-238 awarding the purchase of 14 units of Lodi-48 primary vaults with covers to Jensen Precast, of Sacramento, CA, in the amount of \$89,923.63.

E-5 Adopted Resolution No. 2007-239 awarding the purchase of 25,000 feet of 1,100 kcmil 15kV underground cable to The Okonite Company, of San Ramon, CA, in the amount of \$154,675.12.

E-6 Accepted the improvements under "Citywide School Safety Signage Project" contract.

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F. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

G. COMMENTS BY CITY COUNCIL MEMBERS ON NON-AGENDA ITEMS

None.

H. COMMENTS BY THE CITY MANAGER ON NON-AGENDA ITEMS

- City Manager King provided an overview of the City Council's accomplishments over the course of the last year. General topics of discussion included, but were not limited to, the increase in the General Fund, Wastewater, and Electric Utility reserves; the improved creditworthiness of Electric Utility; possibility of redevelopment area; participation in San Joaquin County Enterprise Zone; agreement to explore feasibility of a downtown hotel; support for commuter rail through Lodi and a community separator; progress on development of affordable senior housing and on the General Plan update; settlements with the City's PCE/TCE insurance providers; and establishment of Water Meter Installation Policy.

I. PUBLIC HEARINGS

None.

J. COMMUNICATIONS

J-1 Claims Filed Against the City of Lodi – None

J-2 The following postings/appointments were made:

- a) The City Council, on motion of Council Member Hansen, Mounce second, unanimously made the following appointments:

Lodi Animal Advisory Commission

Linda Castelanelli	Term to expire December 31, 2008
Shara Guerrette	Term to expire December 31, 2008
Rose Hilliard	Term to expire December 31, 2009
Phillip Laughlin	Term to expire December 31, 2009
Gina Mendes	Term to expire December 31, 2010
Christy Morgan	Term to expire December 31, 2010
Julia Priest	Term to expire December 31, 2010

J-3 Miscellaneous – None

K. REGULAR CALENDAR

None.

L. ORDINANCES

None.

M. REORGANIZATION OF THE CITY COUNCIL

City Manager King presented a plaque in appreciation to outgoing Mayor Johnson and expressed appreciation for his leadership and conduct of City meetings.

Mayor Johnson thanked the people of Lodi for giving him this opportunity to serve; City staff for their hard work and dedication in helping the Council and community to accomplish so much during this past year; and his wife, Caroline, for her support and understanding. Mr. Johnson expressed hope that the City will continue moving forward despite the difficult year that lies ahead and requested the public make themselves be heard by attending meetings and participating.

Deputy City Clerk Perrin, acting as Chair, opened and called for nominations for the election for the office of Mayor.

NOMINATION(S) FOR MAYOR:

Council Member Johnson made a motion, second by Council Member Hansen, to nominate JoAnne Mounce to the office of Mayor. There being no further nominations for the office of Mayor, the nominations were closed.

VOTE:

In regard to the nomination of JoAnne Mounce to the office of Mayor, the motion carried by the following vote, thereby adopting Resolution No. 2007-240:

Ayes: Council Members – Hansen, Hitchcock, Johnson, Katzakian, and Mounce

Noes: Council Members – None

Absent: Council Members – None

NOMINATION(S) FOR MAYOR PRO TEMPORE:

Deputy City Clerk Perrin turned over the meeting to newly elected Mayor Mounce who then opened and called for nominations for the election for the office of Mayor Pro Tempore.

Council Member Hitchcock made a motion, second by Council Member Johnson, to nominate Larry Hansen to the office of Mayor Pro Tempore. There being no further nominations for the office of Mayor Pro Tempore, the nominations were closed.

VOTE:

In regard to the nomination of Larry Hansen to the office of Mayor Pro Tempore, the motion carried by the following vote, thereby adopting Resolution No. 2007-241:

Ayes: Council Members – Hansen, Hitchcock, Johnson, Katzakian, and Mayor Mounce

Noes: Council Members – None

Absent: Council Members – None

DISCUSSION

Mayor Pro Tempore Hansen congratulated Bob Johnson on streamlining procedures and running the meetings in a more timely and efficient manner without sacrificing anything and expressed deep gratitude and appreciation to his wife, Linda, and daughter, Mary, for their endless love and support.

Council Member Hitchcock also praised Bob Johnson on a great year as Mayor and congratulated newly-elected Mayor Mounce, stating she will do a wonderful job this upcoming year.

Council Member Katzakian expressed gratitude to Bob Johnson for a successful year; thanked his fellow Council Members and staff for their assistance during his first year on the Council; and thanked his family for their continued support.

Mayor Mounce expressed appreciation to her fellow Council Members for their support in allowing her to serve as Mayor this year, stating she would do her best in running an effective meeting, and further thanked her family, supporters, and co-workers from Dougherty CPA. Mayor Mounce encouraged the community to attend meetings and participate in discussions.

M. ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 7:41 p.m.

ATTEST:

Jennifer M. Perrin  
Deputy City Clerk

**CITY OF LODI  
INFORMAL INFORMATIONAL MEETING  
"SHIRTSLEEVE" SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, DECEMBER 11, 2007**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, December 11, 2007, commencing at 7:00 a.m.

**A. ROLL CALL**

Present: Council Members – Hansen, Hitchcock, Johnson, Katzakian, and Mayor Mounce

Absent: Council Members – None

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

**B. TOPIC(S)**

**B-1 "Presentation on Revisions to Vehicle Replacement Policy"**

City Manager King provided a brief introduction of the subject matter of the vehicle replacement policy.

Deputy City Manager Krueger and Consultant Marshall Eyerman provided a PowerPoint presentation regarding the vehicle replacement policy. Specific topics of discussion included the current policy of 1997 and status of vehicles, objectives and options associated with vehicle replacement, vehicle replacement fund and balances, costs, reserves, efficient use of vehicles, economic retention, initial funding, annual lease payments, use of prior public safety vehicles, fully and partially utilized vehicles, and draft replacement budget policy.

In response to Mayor Pro Tempore Hansen, Mr. Krueger stated the full accounting for vehicles by departments will include replacement costs and ongoing operations and maintenance. Mr. King provided an example of the \$14 million Police Department budget and how it would reflect the vehicle replacement to show the actual cost of operations.

In response to Mayor Pro Tempore Hansen, Mr. Krueger stated the cost of each vehicle would be reflected in the department budget to show exactly what the replacement and use costs would be.

In response to Mayor Pro Tempore Hansen, Mr. Krueger stated if a department works efficiently there is a mechanism by which the department may be able to use the additional funding or transfers may be made to a separate fund.

In response to Mayor Pro Tempore Hansen, Mr. Krueger confirmed that additional reserves may help take care of those special contingency and costly vehicles that need to be unexpectedly replaced.

In response to Mayor Mounce, Mr. King stated there are approximately 270 vehicles in the fleet according to the 2006-07 budget.

In response to Council Member Johnson, Mr. Krueger stated staff is attempting to enhance the existing policy, which has guidelines for vehicle replacement but does not have the necessary funding. Mr. King confirmed that the current policy and practices do not conform. Mr. Callahan stated the existing policy was set up as minimum guidelines and can be changed as Council wishes.

In response to Council Member Hitchcock, Mr. King stated discipline is needed to provide funding for replacement. He stated the current process of review is through a committee with a final sign off by the City Manager.

In response to Council Member Hitchcock, Mr. King stated vehicle costs would be proportionate and automatically assigned to each department as is the case for personnel costs.

In response to Mayor Pro Tempore Hansen, Mr. Callahan stated staffing is still short two employees from the level that it was approximately ten years ago. He stated this may affect the vehicle maintenance schedule. Mr. Krueger stated the goal is to have an effective policy, which encompasses best practices.

Discussion ensued between Council Member Hitchcock and Mr. King regarding the need for department heads to possess greater financial skills and the ability of the department to make decisions pertaining to the number of vehicles that are needed and by what method they are to be acquired.

In response to Council Member Johnson, Mr. Krueger stated the incentive would be to use an old vehicle and not incur any charges, or acquire a new vehicle with a lease payment and ongoing replacement costs.

In response to Council Member Johnson, Mr. Callahan stated the City does a good job of effectively using the older vehicles when the option exists.

A brief discussion ensued between Mayor Pro Tempore Hansen and Mr. King regarding the positive effect the proposed policy will have because it will provide an opportunity to replace vehicles when needed.

In response to Mayor Pro Tempore Hansen, Mr. Callahan confirmed that they inspect recycled vehicles for maintenance, appearance, and other needs before transferring from one department to another.

In response to Mayor Pro Tempore Hansen, Mr. Callahan confirmed that they are still using the Sheriff's Department for painting due to cost savings and the quality of work.

In response to Myrna Wetzel, Mr. Callahan stated that, if a vehicle no longer meets the needs of the City or any department, it is sent to auction.

Mr. Krueger stated the \$2.5 million will be applied to the oldest vehicles first and after that point it will be necessary to have a reasonable balance for ongoing replacement and operations and maintenance costs on vehicles.

In response to Mayor Pro Tempore Hansen, Mr. Krueger stated the policy is proposed to be implemented at the end of the current fiscal year and the \$500,000 for the 2008-09 year may change.

In response to Mayor Pro Tempore Hansen, Mr. Krueger stated the policy will provide more contingencies when a piece of major rolling stock does go down and needs to be replaced. Mr. King stated the full accounting of \$5 million to \$7 million is for all vehicles, but not all vehicles need to be replaced. He stated the \$2.5 million is good to start with and allows interest building.

In response to Council Member Hitchcock, Mr. Krueger stated on annual basis vehicle replacement costs are approximately \$100,000.

In response to Council Member Hitchcock, Mr. Krueger stated the policy will likely require approximately \$600,000 to \$700,000 when it is all worked out. He stated the term "lease" is used when the vehicle fund owns the vehicle and a lease payment is charged to a department for usage of the vehicle.



Discussion ensued between Council Member Hitchcock and Mr. King regarding the calculation of the costs of each vehicle by the vehicle division, the assignment of such costs to the individual departments, and the options for maintenance and lease payments by the departments.

In response to Council Member Hitchcock, the consultant stated the current trend in fiscally challenging times is to assign vehicle costs to each individual department to better track where the money is going.

In response to Council Member Johnson, Mr. Krueger stated \$1 million is the catch up amount and that amount will either come from the General Fund or be assigned to the individual departments.

In response to Mayor Pro Tempore Hansen, Mr. Callahan stated the City does not have a specific policy on which cars to buy as far as make and model are concerned. He stated historically they have bought American; although, that is changing based on the lifecycle and upfront costs of a vehicle.

Council Member Johnson asked the City Clerk to research what types of vehicles other cities purchase and use.

In response to Myrna Wetzel, Mr. King stated individual departments do not hold the vehicle fund as it is a separate fund in the budget itself.

**C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS**

None

**D. ADJOURNMENT**

No action was taken by the City Council. The meeting was adjourned at 8:10 a.m.

ATTEST:

Randi Johl  
City Clerk

**LODI CITY COUNCIL  
SPECIAL JOINT CITY COUNCIL MEETING  
WITH THE LODI PLANNING COMMISSION  
HUTCHINS STREET SQUARE, 125 S. SCHOOL STREET  
WEDNESDAY, DECEMBER 12, 2007**

**A. CALL TO ORDER / ROLL CALL**

The Special Joint City Council meeting with the Lodi Planning Commission of December 12, 2007, was called to order by Mayor Mounce at 6:00 p.m.

Present: Council Members – Hansen, Hitchcock, Johnson, Katzakian, and Mayor Mounce

Absent: Council Members – None

Present: Planning Commissioners – Cummins, Hennecke, Kirsten, Kiser, and  
Chairperson Mattheis

Absent: Planning Commissioners – Olson and White

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

**B. TOPIC(S)**

City Manager King and Consultant Rad Bartlam briefly introduced the subject matter. Consultant Rajeev Bhatia provided a PowerPoint presentation regarding the General Plan update. Specific topics of discussion included the meeting agenda, alternatives, General Plan requirements, General Plan elements, timeline for adoption, and the four background papers regarding (1) land use, transportation, infrastructure, and environmental resources; (2) urban design and livability; (3) economics and demographics; and (4) greenbelt. Additional topics included community participation with surveys, workshops, stakeholder meetings, neighborhood forums, and newsletters.

Additional discussion was had regarding the following: greenbelt options to the south of the City, community's desires for a small town, need for a plan for the greenbelt, options for buffer around the City, minor growth in every direction except to the north due to the river, possibility of AL-5 zoning, economic viability for cluster zoning, concerted effort for greenbelt by leadership, financial options associated with greenbelt, greenbelt options to south with development to east and west, regional park around Mokelumne River, protection of river to north, Local Agency Formation Commission involvement with area of interest, current and future growth development to the west, projected growth rates for one and two percents, density and intensity of growth, upward growth in the downtown area, senior housing, improvements along Cherokee Lane, economic viability along major commercial corridors, mixed use housing options along main corridors, existing industrial growth to the south and north, area of interest does not protect against County, neighborhood parks, need for balance in General Plan amendment, mixed use for infill and new areas, redevelopment project application, parking in downtown with revitalization, exclusionary policy for development outside downtown area for retail, ability to attract retail business in downtown for sales tax, employment creation towards east and existing jobs along 99 corridor, industrial growth around Highway 12 and Turner Road, Delta College relationship to residential and commercial, current transportation system and needs including rail system, balance between businesses and size of City, recreation activities and facilities, more retail in City for sales tax purposes, green and sustainable technology, and historical preservation.

The above-referenced materials and presentations are on file with the City Clerk's office.

**C. ADJOURNMENT**

There being no further business to come before the City Council, the meeting was adjourned at 9:02 p.m.

ATTEST:

Randi Johl  
City Clerk